

Operating Budget

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	AMP 42
Fiscal Year Ending	6/30/2014
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	
FDS Line #	Account Title

Maintenance	
941000	Labor
945000	Employee Benefits - Maintenance
942000	Maintenance Materials
943002	Garbage and Trash Removal Contracts
943021-2	Heating & Cooling Contracts
943014	Elevator Maintenance
943026	Landscape & Grounds Contracts
943029	Unit Turnaround Contract
943018	Electrical Contracts
943017	Plumbing Contracts
943006	Extermination Contracts
943010	Janitorial Contracts
943025	Routine Maintenance Contracts
943000	Other Misc. Contract Costs
940000	Total Maintenance

Protective Services	
951000	Protective Services - Labor
955000	Employee Benefits - Protective Services
952000	Protective Services Contract Costs
953000	Protective Service Other
950000	Total Protective Services

Insurance	
961100	Property
961200	General Liability
961300	Worker's Comp.
961400	Other Insurance
961000	Total Insurance Expense

General Expenses	
962000	Other General Expense
962100	Compensated Absences
963000	Payments In Lieu of Taxes
964000	Bad Debt-Tenants
974000	Depreciation Expense
968000	Severance Expense
960000	Total General Expenses

969000	Total Operating Expenditures
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970000	Net Incom/(Loss)
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Other Financial Items-Sources & (Uses)	
70610	HUD Grants-Capital Contributions
964000	Bad Debts-Tenants
97400	Depreciation Expenses
97100	Extraordinary Maintenance
	Capital Expenditures
	Other Items (PYA)
	Total Other Financial Items

10000	Net Cash Flow
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Operating Income:

11220	Gross Potential Rent
11230	Less: Vacancy Loss Rent
703000	Net Tenant Rental Revenue
11240	Gross Potential Subsidy
11260	Less: Subsidy Loss - Vacancy
11250	Less: Subsidy Loss - Proration
706000	Net Operating Subsidy
706010	HUD PHA Operating Grant-CFP
704000	Other Tenant Charges
704000	Excess Utilities
711000	Investment Income
714000	Fraud Recovery
715000	Other Income
700000	Total Operating Income

Operating Expenditures:

Administrative	
911000	Administrative Salaries
915000	Employee Benefits - Administrative
912000	Auditing Fees
913000	Management Fees
913100	Bookkeeping Fees
914000	Advertising and Marketing
916000	Office Expenses
917000	Legal Expense
918000	Travel
919000	Other Administrative Costs
910000	Total Administrative

920000	Asset Management Fees
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Tenant Services	
921000	Tenant Services - Salaries
923000	Employee Benefits - Tenant Services
922000	Relocation Costs
924000	Tenant Services-Other
925000	Total Tenant Services

Utilities	
931000	Water
932000	Electricity
933000	Gas
934000	Fuel
936000	Sewer
938000	Other
930000	Total Utilities

PRICE PROPOSAL
PROJECT

Expense	1st. Year		2nd Year		Option Year 1 (3rd yr)		Option Year 2 (4th Yr)	
	Monthly	Annually	Monthly	Annually	Monthly	Annually	Monthly	Annually
ADMIN SALARIES								
ADMIN MEDICAL BENEFITS								
ADMIN PAYROLL TAXES								
(FICA, WC, TDI, UC, & EXCISE)								
MAINTENANCE SALARIES								
MAINTENANCE MEDICAL BENEFITS								
MAINTENANCE PAYROLL TAXES								
(FICA, WC, TDI, UC, & EXCISE)								
OTHER TAXES								
MANAGEMENT FEE (INCLUDE TAXES)								
OTHER MANAGEMENT EXPENSE								
(PROVIDE DETAIL)								
TOTAL MANAGEMENT EXPENSE	\$	- \$	\$	- \$	\$	- \$	\$	- \$

WAGE CERTIFICATE***SUBJECT: PROPOSAL NO.: RFP PMB- 2013-13*****DESCRIPTION OF PROJECT**

**PROPERTY MANAGEMENT, MAINTENANCE AND
RESIDENT SERVICES FOR THE STATE LOW INCOME
PUBLIC HOUSING UNDER
MANAGEMENT UNIT 42
ON THE ISLAND OF OAHU**

Pursuant to Section 103-55, HRS, I hereby certify that if awarded the contract is in excess of \$25,000.00 the services will be performed under the following conditions:

1. The services shall be performed by employees at wages or salaries not less than wages or salaries paid to public officers and employees doing similar work.
2. All applicable laws of the Federal and State governments relating to worker's compensation, unemployment compensation, payment of wages, and safety will be fully complied with.

I understand that all payments required by Federal and State laws to be made by employers for the benefit of their employees are to be paid in addition to the base wages required by section 103-55, HRS.

OFFEROR: _____

BY: _____
Signature of Person Authorized to Sign this Offer.

Please Print

NAME: _____

TITLE: _____

DATE: _____